

# GROSSMONT HEALTHCARE DISTRICT

## PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



Contractor: McCarthy

Architect: Syska Hennessy

### Monthly Project Construction Report

August, 2014 (Updated Sept. 3, 2014)

Project: **Central Energy Plant with Co-gen**

CEP Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 26,066,942		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 2,752,395		Percent Complete:	77%
Revised Contract:	\$ 28,819,337		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 24,237,195	84%	Approved Time Extension	0 Days
<b>Balance</b>	\$ 4,582,142		New Completion Date	March 2, 2015
Total Forecast Pending CO's	\$ 3,431,347		Projected Sch.Variance(+/-):	-172
<b>Forecast Adjusted Budget</b>	\$ 32,250,684		Forecast Completion Date	September 26, 2015
			% Complete per forecast	63%

COGEN Construction Budget Status	\$	% Complete	Schedule Status	
Award Amount:	\$ 6,907,991		Contract Award Date :	July 27, 2012
Approved CO's:	\$ 238,380		Percent Complete:	77%
Revised Contract:	\$ 7,146,371		Original Completion Date:	March 2, 2015
Invoiced to Date:	\$ 6,394,561	89%	Approved Time Extension	0 Days
<b>Balance</b>	\$ 751,810		New Completion Date	March 2, 2015
Total Forecast Pending CO's	\$ 1,300,000		Projected Sch.Variance(+/-):	-172
<b>Forecast Adjusted Budget</b>	\$ 8,446,371		Forecast Completion Date	September 26, 2015
			% Complete per forecast	63%

<b>RISK STATUS</b>	Budget:	  	Schedule:	  

# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



### Overall Progress:

#### Interior:

- The major equipment is still being connected to their respective systems and/or piping.
- Interior wall framing modifications are continuing.

#### Exterior:

- Underground fuel and underground brine storage tank supply and control lines are being completed
- Roll-up door frames are installed but unfinished.
- Domestic water and fire water lines, meters and back flow devices are nearly completed.
- High Pressure Gas pipe revisions to the CEP building, are complete.
- IS backbone to the PBX is in progress.

#### Existing Central Utility Plant (CUP);

- No work this month.

#### COGEN Status

- Accessory components such as the CO2 cabinet, NGR (Neutral Ground Resister), Intakes, Filters, Silencer and batteries are continued to be installed and/or connected.
- Final administrative details of the Interconnection Agreement are being finalized.

### Status Photos



*Fuel Tank and Screen Wall Posts*



*Domestic and Fire Water Lines*



*West Roll Up Doors & Piping Installation*

### Design Issues:

- The High Voltage Switch Board in the existing CEP requires modifications in order to energize the new turbine, new CEP to existing campus and back to the SDGE. SDGE also requires code complying switch board clearances and SDGE gear to monitor and connect to their

# GROSSMONT HEALTHCARE DISTRICT

## PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



network grid. A design concept and sequenced construction has been worked out with SDGE and McCarthy/their subs.

- The OSHPD code interpretation requires the owner to provide backup to normal power during cutovers/shutdowns. To allow back up power during these electrical cutovers, electrical components need to be added to the panels and electrical system to allow the connection points to be accomplished. A Method of Procedure has been developed in which a series of small shut downs will allow for the cutover of the permanent power. The first part of the cutover design (designing cutover points/switches) has been approved by OSHPD. The second part consisting of temporary generators for the cutover OSHPD is not approved but the contractor is pricing. A 3<sup>rd</sup> third shutdown/cutover consisting of the Rule 21 interconnect equipment is approved by OSHPD and is being priced by the contractor.
- The existing cooling towers, an existing Clayton Boiler, an existing pump and one existing chiller need to be removed in a tight coordinated sequence by the Sharp salvaging contractor to allow McCarthy to complete their utility cutover scope of work. Sharp Grossmont Engineering Dept. is planning to remove the Chiller No. 2 as soon as weather permits. IE Cool weather when the 950T chiller wouldn't be needed.
- A Utility Design Change or Reroute from the underground tunnel to an above ground trellis has been designed and will allow months of a schedule improvement. This has been presented to OSHPD and is approved. The contractor is formalizing the rescheduling and pricing these changes.
- A new design relocating the Oxygen Tank Farm (or deferring it) will allow cost and schedule improvement to the project. The N and NO2 medical gas storage area and manifold is to remain in its current location.
- SDGE Interconnection Agreement administrative and contractual issues need to be finalized.
- Emergency Generator enclosures need final seismic calculations for OSHPD.
- MAP (Medical Alarm Panel) connections to existing buildings (like the Behavior Health Building) are being clarified.
- The existing 500 ton air cooled chiller will not be moved offering cost savings, cost increase avoidance and a slight schedule improvement. Construction Documents for the deletion of the chiller need to be finalized.
- Beneficial Occupancy requirements with OSHPD have been clarified.
- South Ring Road Helix Water revisions need to be incorporated into the CEP project in lieu of the H&V to shorten the overall project contract time.
- The PBX conduit and panel locations conflict with a small work station project Sharp was doing the PBX room. Options to resolve the conflict are being explored.
- MOP's (Method of Procedures) for the electrical shutdowns are being reviewed by staff and AHJ.
- Phasing plans for the commissioning of the CEP are being developed formally for purposes of presentation to OSHPD and for use by Engineering to plan the utility cutovers.

**Construction Issues:** Hazardous material consisting of lead painted piping and asbestos insulation needs to be remediated by a Sharp contractor in the existing CUP prior to the utility connections being done by McCarthy and their subs. A salvage contractor hired by Sharp shall complete the aspects to the major equipment salvage effort. Schedule recovery ideas are being enacted. Condensate water is continuously filling the Women's Center vault and it is causing some pump failures.

# GROSSMONT HEALTHCARE DISTRICT

## PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



**Infection Control Issues/Status:** None (freestanding building outside main hospital)

**Safety:** There were two safety audits this month and no reportable violations were observed.

**Corrective Action Plan** (*when applicable*): **None**

Prepared By: John Serdar

Central Energy Plant

Cost Status by Budget Category:

Date: 09/03/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,066,942	\$2,752,395	24,237,195	\$4,582,142	28,819,337
Commissioning	\$122,000	\$0	50,292	\$71,708	122,000
<b>Construction Subtotal</b>	<b>\$26,188,942</b>	<b>\$2,752,395</b>	<b>24,287,487</b>	<b>\$4,653,850</b>	<b>28,941,337</b>
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$3,847,500	\$2,140,762	4,952,166	\$1,036,096	5,988,262
Administrative Costs Subtotal	\$8,354,706	\$0	6,562,820	\$1,791,886	8,354,706
<b>Project Subtotal</b>	<b>\$38,391,148</b>	<b>\$4,893,157</b>	<b>\$35,802,473</b>	<b>\$7,481,832</b>	<b>\$43,284,305</b>

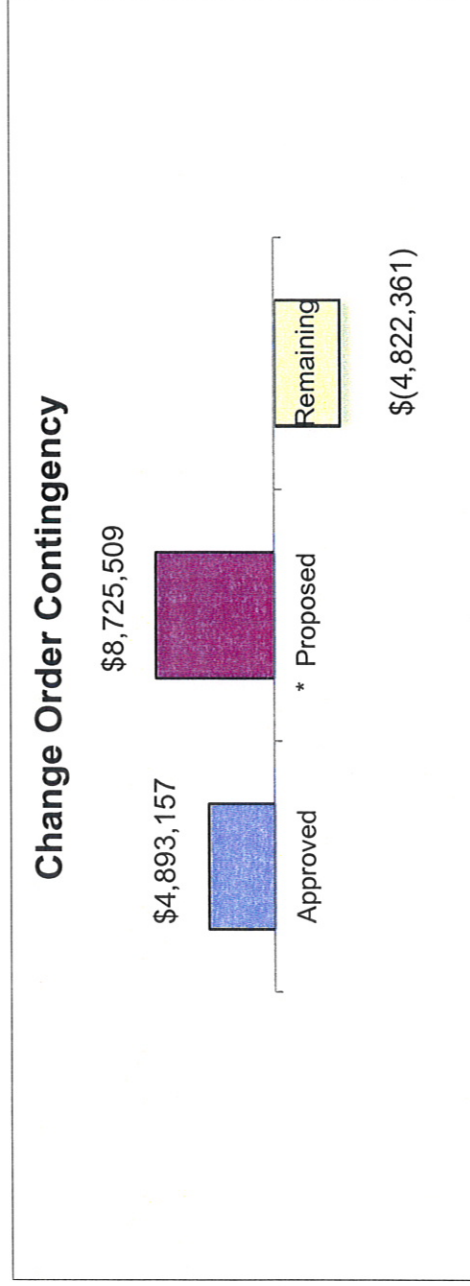
Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$8,796,305	\$4,893,157	\$8,725,509	-\$4,822,361	\$3,903,148
<b>Totals</b>	<b>\$8,796,305</b>	<b>\$4,893,157</b>	<b>\$8,725,509</b>	<b>-\$4,822,361</b>	<b>\$3,903,148</b>

**Total Project Budget**

**\$47,187,453**

**\$47,187,453**

\* Proposed includes Contractor, Designer proposed changes, and Owner estimates for projected constr and admin costs to complete.



Co-Generation-RBS Funded (Not Prop G)  
 Cost Status by Budget Category:

Date: 09/03/2014

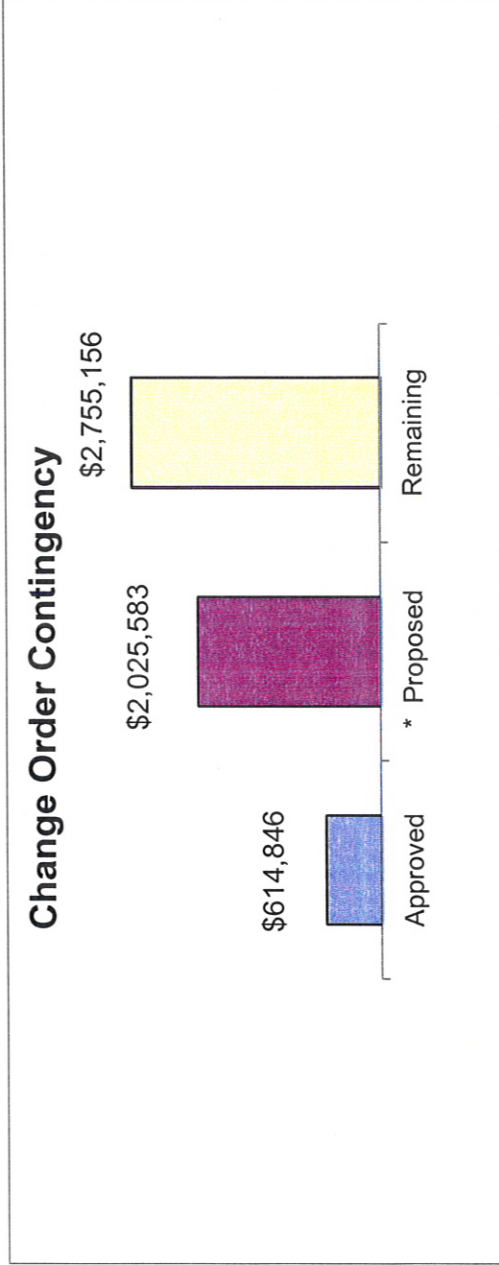
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$6,907,991	\$238,380	6,394,561	\$751,810	7,146,371
Commissioning	\$50,000	\$0	0	\$50,000	50,000
Solar-Cogen Unit	\$4,642,786	\$176,466	4,704,166	\$115,086	4,819,252
<b>Construction Subtotal</b>	<b>\$11,600,777</b>	<b>\$414,846</b>	<b>11,098,727</b>	<b>\$916,896</b>	<b>12,015,623</b>
Equipment Subtotal	\$0	0	0	\$0	0
Design and Consultant Fees Subtotal	\$0	\$200,000	98,635	\$101,365	200,000
Administrative Costs Subtotal	\$1,003,638	\$0	441,162	\$562,476	1,003,638
<b>Project Subtotal</b>	<b>\$12,604,415</b>	<b>\$614,846</b>	<b>\$11,638,524</b>	<b>\$1,580,737</b>	<b>\$13,219,261</b>

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$5,395,585	\$614,846	\$2,025,583	\$2,755,156	\$4,780,739
<b>Totals</b>	<b>\$5,395,585</b>	<b>\$614,846</b>	<b>\$2,025,583</b>	<b>\$2,755,156</b>	<b>\$4,780,739</b>

**Total Project Budget**

**\$18,000,000**

**\$18,000,000**



\* Proposed includes GC proposals, Owner estimated projected const costs, and admin costs to complete.

# GROSSMONT HEALTHCARE DISTRICT

## PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



### Monthly Project Construction Report

August 2014 (Updated September 3, 2014)

Contractor: C.W. Driver

Architect: Stantec

#### Project : East Tower Upgrade

Construction Budget Status	\$	% Complete	Schedule Status
Award Amount:	\$17,325,000.00		Contract Award Date: April 3, 2012 % Complete: 94% Original Completion Date: Oct. 29, 2014 Approved time extension: 0 CD's New Completion Date: Oct. 29, 2014 Projected Sch. Variance (+/-): - 505 CD's  Forecast Completion Date: March 20, 2016 % Complete per forecast: 53%
Approved CO's:	\$3,592,256.00		
Revised Contract:	\$20,917,256.00		
Invoiced to Date:	\$10,652,188.00	49%	
<b>Balance</b>	\$10,265,068.00		
Total Forecast Pending CO's:	\$7,057,136.00		
<b>Forecast Adjusted Budget</b>	\$27,974,392.00		

<b>RISK STATUS</b>	Budget:				Schedule:			

#### Overall Progress:

Framing continues, but is complete throughout most of the floor. Mechanical ductwork, electrical and plumbing rough-in continues. Fireproofing/Monokote patching is complete. All but a dozen of the new door frames have been installed. Fire sprinkler modifications will continue once the T-bar ceiling is installed and final locations can be determined. Med Gas anchor installation is complete, and the Med Gas Air installation has started in the core area.

Coring work for the plumbing at the future Level 4 ADA corner rooms is complete, as is all other coring work for the floor. The exception will be coring for the future P Tube, which

#### Elevator Modernization:

OSHPD final sign off on the elevators is still unresolved, pending resolution of a difference of opinion between the OSHPD ACO, who disagrees with the electrical grounding installation, and the state elevator inspector and the manufacturer, who concur with the installation. The issue will be informally appealed to senior staff at OSHPD.

#### Update on Level 2 ADA Patient Rooms 211 & 13: Still not Released for Occupancy

- The rebalance of the exhaust volumes in each of the patient toilets to code minimums improve the readings in the two ADA rooms but not sufficiently to meet code requirements. An existing

# GROSSMONT HEALTHCARE DISTRICT

## PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



condition has been discovered in two locations with an accompanying loss of volume of nearly 50%. After consultation with the MEOR, these conditions will be modified with new ductwork that should improve the air flow and resolve the issue. If not, an OSHPD Change Order has been drafted to install wall-mounted exhaust fans to serve these two rooms.

### Construction Status Photos:



Photo #1: Central Nursing Station



Photo #2: East Corridor



Photo #3: Dual Patient Room #333



Photo #4: Elevator 5 & 6 Lobby

# GROSSMONT HEALTHCARE DISTRICT PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



Photo #5: ADA Patient Rm #329

### **Design Issues:**

- Alternate finishes for the central column surround were presented, reviewed, and the decision made to keep the approved design.

### **Construction Issues:**

- The hospital's toilet carrier project started September 2<sup>nd</sup>, after issuance of the Building Permit. This work was scheduled to begin July 11<sup>th</sup>, so a delay on CW Driver's schedule is anticipated. The teams will continue to work together to mitigate the schedule impact to minimize the delay.

### **Infection Control:**

- A regular, scheduled site walk with the Sharp IC officer continues. No infection control issues, minor or otherwise, were reported this month.

**Safety:** There were two safety audits performed this month. No significant concerns were noted.

Prepared By: Kate Herring and Robert Turner

**EAST TOWER UPGRADE**

Cost Status by Budget Category:

Date: 09/03/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
C.W. Driver	\$17,325,000	\$3,592,256	10,652,188	\$10,265,068	20,917,256
Commissioning	\$53,500	\$6,000	31,175	\$28,325	59,500
Hazmat	\$43,124	\$37,615	58,294	\$22,445	80,739
Plube Budget	\$1,364,672		23,951	\$1,340,721	1,364,672
Insurance	\$282,669		282,669	\$0	282,669
<b>Construction Subtotal</b>	<b>\$19,068,965</b>	<b>\$3,635,871</b>	<b>11,048,277</b>	<b>\$11,656,559</b>	<b>22,704,836</b>
Equipment Subtotal	\$0		0	\$0	0
Design and Consultant Fees Subtotal	\$3,700,831	\$2,813,700	5,486,736	\$1,027,795	6,514,531
Administrative Costs Subtotal	\$6,788,010	\$0	4,648,907	\$2,139,103	6,788,010
<b>Project Subtotal</b>	<b>\$29,557,806</b>	<b>\$6,449,571</b>	<b>\$21,183,920</b>	<b>\$14,823,457</b>	<b>\$36,007,377</b>

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
Contingency Bank	\$12,238,697	\$6,449,571	\$6,252,358	-\$463,232	\$5,789,126
<b>Totals</b>	<b>\$12,238,697</b>	<b>\$6,449,571</b>	<b>\$6,252,358</b>	<b>-\$463,232</b>	<b>\$5,789,126</b>

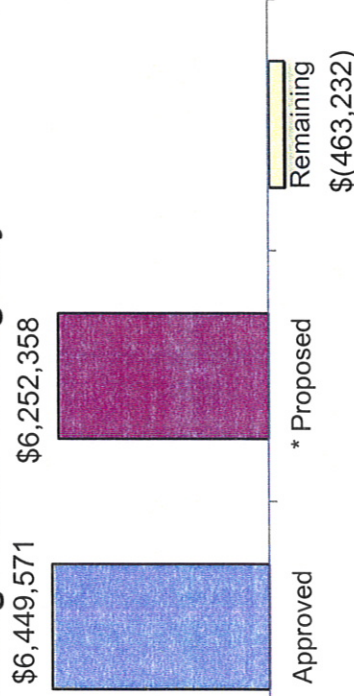
**Total Project Budget**

**\$41,796,503**

**\$41,796,503**

\* Note: Proposed includes Contractor/Designer proposals and Owner estimates for chgs to Floors 3,4,5 and admin costs to complete.

**Change Order Contingency**



**GROSSMONT HEALTHCARE DISTRICT  
PROPOSITION G**

**DESIGN & CONSTRUCTION SERVICES**



Contractor: McCarthy  
Architect: KMD

*Monthly Project Construction Report*  
**August 2014** (Updated Sept. 3, 2014)

**Project: Heart and Vascular (B, A, Shell)**

Construction Budget Status		% Complete	Schedule Status
Award Amount:	\$26,325,383		Contract Award: January 28, 2013 Executed Contract: April 9, 2013 % Complete: 68.86% Original Completion: March 16, 2015 Approved Time Extensions: 0 CD New Completion: March 16, 2015 Project Scheduled Variance: 112 CD Forecast Completion: July 6, 2015 % Complete per forecast: 58.37%
Approved CO's:	\$1,522,841		
Revised Contract:	\$27,848,224		
Invoiced to Date:	\$11,024,033	39.59%	
<b>Balance</b>	\$16,824,191		
Total Forecast Pending CO's:	\$3,611,506		
<b>Forecast Adjusted Budget</b>	\$31,459,730		

<b>RISK STATUS</b>	Budget:	<span style="color: red;">○</span> <span style="color: orange;">●</span> <span style="color: green;">○</span>	Schedule:	<span style="color: red;">○</span> <span style="color: orange;">●</span> <span style="color: green;">○</span>

- **Overall Progress:**
  - Concrete is 99% complete. Exterior building skin installation has started. Structural Steel Fireproofing is ongoing. HVAC Equipment delivery has started.
- **Status Photos:**



○

# GROSSMONT HEALTHCARE DISTRICT

## PROPOSITION G

## DESIGN & CONSTRUCTION SERVICES



- **Design Issues:**

- The building skin design is being finalized and reviewed with OSHPD.
- Design revisions and coordination for Level B and Level A floor plans per Sharp User Meetings are ongoing. Fixtures, Furnishings, and Equipment are the primary remaining details to be finalized.
- The site civil work completion at the North elevation is being redesigned to prevent rework or damage during the future Level 1 Build-Out and Infill projects.

- **Construction Issues:**

- Careful coordination of exterior building skin activities and site work activities is ongoing to ensure an efficient sequence with the new routing of utilities from the new Central Energy Plant.
- Construction of the IS Backbone Extension has commenced in the tunnel of the existing West Tower to complete the interconnection of the Central Energy Plant and Main Information Systems Distribution Frames in the West Tower.

- **Infection Control Issues/Status:**

- Demolition of the exterior wall of the East tower will involve one wall that is common with one of the clean corridors of the Surgery Suite. Advanced planning with OR staff and infection preventions supervisor is ongoing. Dust control on the demolition site is ongoing.
- The CEP and H&V projects have jointly closed the common ring road with only emergency and construction access due to safety concerns. It will be closed for the utility tunnel construction.

- **Corrective Action Plan:**

- McCarthy is considering acceleration of the Central Plant utilities that feed the H&V in order to maintain the H&V (and later Level 1 Project) schedule.

- **Safety:**

- There was a fire on the McCarthy site after-hours that started in a piece of construction equipment. Several Grossmont Hospital facility engineers engaged the fire with handheld fire extinguishers but in the end the fire department arrived and was able to distinguish the fire. There were no injuries.
- There were several cases of heat exhaustion from a specific McCarthy sub-contractor working on the metal decks of the building in the hottest part of the day. No lost-time reported due to these incidences. Special precautions including increased water access and available shade on the project have been taken.

Prepared By: Gary Kiebel / Jack Garrett

**HEART AND VASCULAR BUILDING**  
Cost Status by Budget Category:

Date: 09/03/2014

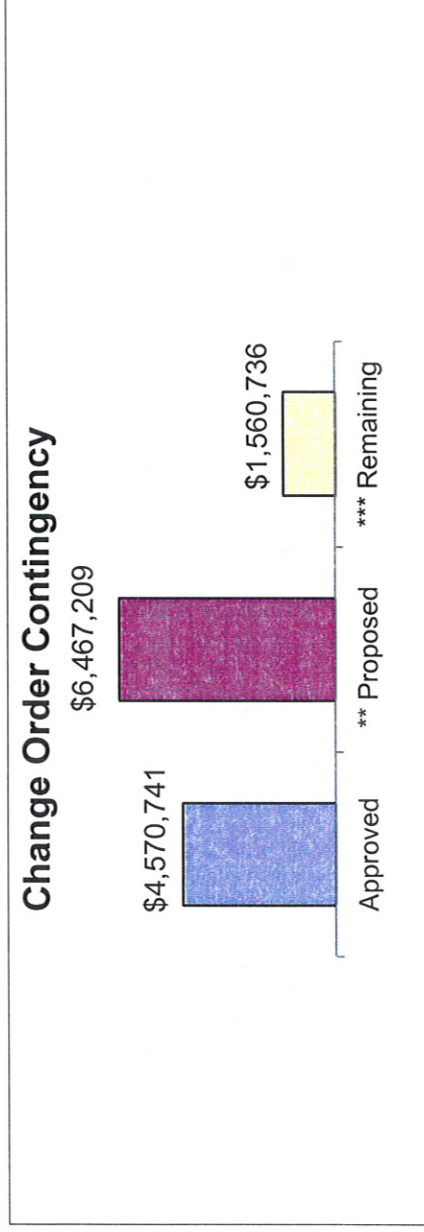
Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
McCarthy Contract	\$26,325,383	\$1,522,841	11,024,033	\$16,824,191	27,848,224
Commissioning	\$96,740	\$0	2,560	\$94,180	96,740
Hazmat	\$8,410	\$86,824	80,338	\$14,896	95,234
Plube Budget	\$968,352		46,678	\$921,674	968,352
Construction Subtotal	\$27,398,885	\$1,609,665	\$11,153,609	\$17,854,941	\$29,008,550
Equipment Subtotal	\$909,775		0	\$909,775	909,775
Design and Consultant Fees Subtotal	\$8,588,211	\$2,961,076	10,790,298	\$758,989	11,549,287
Administrative Costs Subtotal	\$9,518,034	\$0	7,654,661	\$1,863,373	9,518,034
<b>Project Subtotal</b>	<b>\$46,414,905</b>	<b>\$4,570,741</b>	<b>\$29,598,568</b>	<b>\$21,387,078</b>	<b>\$50,985,646</b>

Contingency-Design and Construction Activity	* Beginning	Approved	** Proposed	*** Remaining	Current
Contingency Bank	\$12,598,686	\$4,570,741	\$6,467,209	\$1,560,736	\$8,027,945
<b>Totals</b>	<b>\$12,598,686</b>	<b>\$4,570,741</b>	<b>\$6,467,209</b>	<b>\$1,560,736</b>	<b>\$8,027,945</b>

**Total Project Budget**

**\$59,013,591**

**\$59,013,591**



\* Note: Beginning Conting includes Indian Gaming grants of \$289,326 and \$250,000.

\*\* Proposed includes Contractor and Designer PCOs and Owner estimates for projected costs, and adm costs to complete and \$2 mil reserve for GC conting.

\*\*\* Remaining excess not required.

Level 1 Buildout - DESIGN PHASE  
Cost Status by Budget Category:

Date: 09/03/2014

Budget Category	Orig Contract/or Budget	Approved Changes	Current Actuals/Paid	Unspent Commitments	Current Commitments
Current Construction Budget	\$10,856,368	\$0	0	\$10,856,368	10,856,368
Other	\$0		0		0
Commissioning	\$20,000	\$0	0	\$20,000	20,000
Construction Subtotal	\$10,876,368	\$0	\$0	\$10,876,368	\$10,876,368
Equipment Subtotal	\$8,328,628		0	\$8,328,628	8,328,628
Design and Consultant Fees Subtotal	\$1,888,631	\$567,231	1,856,040	\$599,822	2,455,862
Administrative Costs Subtotal	\$3,812,021	\$0	959,357	\$2,852,664	3,812,021
<b>Project Subtotal</b>	<b>\$24,905,648</b>	<b>\$567,231</b>	<b>\$2,815,397</b>	<b>\$22,657,482</b>	<b>\$25,472,879</b>

Contingency-Design and Construction Activity	Beginning	Approved	* Proposed	Remaining	Current
* Contingency Bank	\$4,248,277	\$567,231	\$6,436,392	-\$2,755,346	\$3,681,046
<b>Totals</b>	<b>\$4,248,277</b>	<b>\$567,231</b>	<b>\$6,436,392</b>	<b>-\$2,755,346</b>	<b>\$3,681,046</b>

**Total Project Budget**

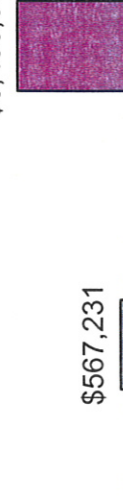
**\$29,153,925**

**\$29,153,925**

\* Proposed includes revised project budgets for construction per Cummings Aug 2014 report, AE proposed changes and projected adm cost to complete.

**Change Order Contingency**

\$6,436,392



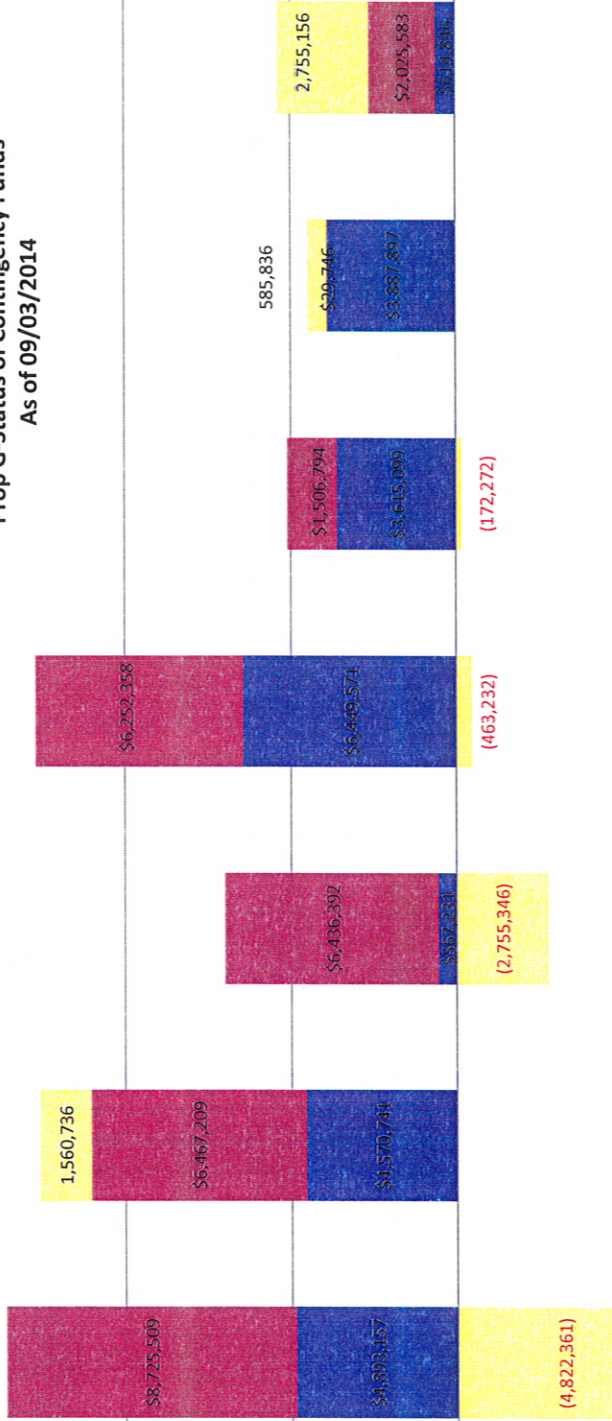
Approved

\* Proposed

Remaining

-\$2,755,346

**Prop G-Status of Contingency Funds  
As of 09/03/2014**



	CEP	H&V	Level 1	E.Tower	SLD	EUP	CoGen (Non Prop G funded)
Remaining	(4,822,361)	1,560,736	(2,755,346)	(463,232)	(172,272)	585,836	2,755,156
Proposed	\$8,725,509	\$6,467,209	\$6,436,392	\$6,252,358	\$1,506,794	\$29,746	\$2,025,583
Approved	\$4,893,157	\$4,570,741	\$567,231	\$6,449,571	\$3,615,099	\$3,887,897	\$614,846